

**CITY OF BALTIMORE  
COUNCIL BILL 22-0324  
(First Reader)**

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Introduced by: Councilmember Ramos

At the request of: Roland Park Place, Inc.

Address: c/o Kiril Apostolov

830 W. 40<sup>th</sup> Street, Baltimore, Maryland 21211

Telephone: (410) 243-4895

Introduced and read first time: December 5, 2022

Assigned to: Economic and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Planning Commission, Baltimore Development Corporation, Department of Transportation, Parking Authority of Baltimore City

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Parking –**  
3 **4001 Roland Avenue**

4 FOR the purpose of permitting, subject to certain conditions, the establishment, maintenance, and  
5 operation of an open off-street parking area on the property known as 4001 Roland Avenue  
6 (Block 3594A, Lot 001), as outlined in red on the accompanying plat.

7 BY authority of

8 Article - Zoning

9 Sections 5-201(a) and Table 9-301 (R-5)

10 Baltimore City Revised Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
13 permission is granted for the establishment, maintenance, and operation of an open off-street  
14 parking area on the property known as 4001 Roland Avenue (Block 3594A, Lot 001), as outlined  
15 in red on the plat accompanying this Ordinance, in accordance with Baltimore City Zoning Code  
16 §§ 5-201(a) and Table 9-301 (R-5), subject to the following conditions listed below.

- 17 1. The proposed parking lot must be approved by the Site Plan Review Committee.
- 18 2. The parking lot must comply with the requirements of the Landscape Manual.
- 19 3. On the termination of this Ordinance, the owner of 4001 Roland Avenue (Block  
20 3594A, Lot 001) must, as nearly as possible, restore the parking area to its original  
21 condition, including grass seeding, as necessary.
- 22 4. During the period that this Ordinance is effective, the owner of 4001 Roland Avenue  
23 (Block 3594A, Lot 001) must maintain the grounds in good order, including the fence

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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1 shared in common with the property known as 4003 Roland Avenue (Block 3594A,  
2 Lot 002).

- 3 5. Adequate lighting at night must be provided.
- 4 6. The owner of 4001 Roland Avenue (Block 3594A, Lot 001) must monitor the parking  
5 lot to limit its use to Roland Park Place staff, residents, and guests.
- 6 7. The parking lot must have regular security coverage.
- 7 8. In constructing the parking lot unnecessary removal of trees should be avoided.
- 8 9. The parking lot must comply with all applicable federal, state, and local licensing and  
9 certification requirements.

10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the permission granted by this Ordinance  
11 applies through December 31, 2025; and, after that date, with no further action by the Mayor and  
12 City Council, this permission will be abrogated and of no further effect.

13 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
14 accompanying plat and in order to give notice to the agencies that administer the City Zoning  
15 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council  
16 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;  
17 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the  
18 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of  
19 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and  
20 the Zoning Administrator.

21 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
22 after the date it is enacted.